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Campbell, the said J. O. Campbell has advanced to Clarissa Richards, and to parties of the first part, the sum of One Thousand (\$1,000.00) Dollars, the receipt of which is hereby acknowledged, which One Thousand (\$1,000.00) Dollars is to be repaid to said J. O. Campbell, within six (6) months from the date hereof and is to bear ten (10%) percent interest from this date until paid; it is contemplated that this One Thousand (\$1,000.00) Dollars and interest will be repaid out of lots and parcels of land sold under this contract before the expiration of six months, but in the event same is not so paid, a separate note and mortgage has been executed to said Campbell for said sum and interest and the same is to be paid according to the terms and tenor of said note and mortgage, unless sooner paid from the proceeds of the sale of lots under this contract.

Second party agrees to survey and plat said land, or sell same in parcels or parts at the earliest possible time as may be warranted by business conditions and to get the best price possible for said lots and lands aforesaid, and upon the completion of any and all sub-divisions or surveys, the said J. O. Campbell shall cause a plat to be made and all parties hereto agree to dedicate the streets and alleys therein to the public and shall file plat for record in the proper office in Tulsa County, Oklahoma, so that lots or other sub-divisions may be sold as is usual and customary.

It is agreed between all parties hereto that Clarissa Richards and J. O. Campbell shall fix a valuation on each lot, parcel and sub-division of land, with a view of obtaining the best price possible.

The second party agrees to advance and pay the expenses of surveying, platting and advertising said lands and sales, and in the matter of grading, if it is deemed more profitable, to have the streets graded, chatted, oiled or paved, then the expense of same shall be borne by all parties in proportion to their interests in the aforesaid land as hereinbefore set out.

For the undivided interest of first parties, the said second party is made the sole and exclusive agent to sell said lands, along with his own interest and to handle the same so as to realize the best price possible for first parties in the sale of said land and first parties agree that they will not authorize any other person to act as their agent or agents for any of first parties in the sale of said property, or any part thereof, and will not furnish to any other person or persons a copy of the plat or valuation as fixed on said lands or parts thereof as aforesaid.

The second party is hereby authorized to execute binding contracts of sale to any of said property, at not less than the prices and valuations agreed upon and upon the execution of such contracts of sale by the second party, he shall prepare a Warranty Deed, conveying to the purchaser in due form of law, any lot or lots or tracts contracted to be sold for the consideration named in the deed, being not less than the valuation aforesaid; and the second party shall deposit said deed in the Planter's Mechanics Bank of Tulsa, Oklahoma, or such other depository as may be hereafter agreed upon with instructions to deliver the same to the purchaser upon the payment of the consideration named in said deed.

It is understood, represented and agreed between the parties that there are certain mortgages, tax, liens and other encumbrances, such as Oil & Gas lease or coal lease on and against the above described land and second party is empowered and authorized to negotiate and execute necessary deeds and papers and mortgages to pay off all of said mortgages, tax liens and other encumbrances so as to remove the same from the above described land and have it free and clear of encumbrances so that it will be in a merchantable condition as far as the title is concerned, and first parties agrees to mortgage the Southwest (SW $\frac{1}{4}$ ) of the Southeast (SE $\frac{1}{4}$ ) Quarter of Section Eight (8) Township Nineteen (19) Range Thirteen